

DRAFT

MINUTES OF SPECIAL RDA MEETING – AUGUST 12, 2008

-1-

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, AUGUST 12, 2008, AT 10:13 P.M., IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN VINCENT.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Vincent
Russ Brooks
Carolynn Burt
Joel Coleman
Dennis J. Nordfelt
Corey Rushton
Mike Winder

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Jim Welch, Finance Director
Richard Catten, City Attorney
Kevin Astill, Parks and Recreation Director
Buzz Nielsen, Police Chief
John Evans, Fire Chief
Joseph Moore, CED Director
Layne Morris, Community Preservation Director
Dan Johnson, Acting Public Works Director
Aaron Crim, Administration
Jake Arslanian, Public Works Department

1272

OPENING CEREMONY

The Opening Ceremony was previously conducted by Carolynn Burt who invited Officer Shane Matheson to introduce the newest member of the Police Department's K-9 unit, "Copper," a Bloodhound puppy. Officer Matheson addressed the City Council and discussed how the dog would be used and the duties he would perform.

DRAFT

DRAFT

MINUTES OF SPECIAL RDA MEETING – AUGUST 12, 2008

-2-

1273

RESOLUTION NO. 08-21, APPROVE EXPENDITURE OF FUNDS FOR THE GRANGER CROSSINGS EXTERIOR SITE IMPROVEMENT MATCHING GRANT PROGRAM

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 08-21 which would approve expenditure of funds in the amount of \$30,000.00 for the Granger Crossings exterior site improvement matching grant program.

Mr. Pyle stated the Granger Crossings Board of Directors and the Redevelopment Agency staff had worked closely together to encourage visual improvements in the Granger Crossings Business Improvement District. He further stated the Board concluded that a financial incentive to undertake such improvements was needed. He indicated it was anticipated once visual upgrades began to appear throughout the area, numerous businesses would become interested and pursue exterior enhancements.

Mr. Pyle reported the Granger Crossings Business Improvement District had been organized in 2003 with the objective of revitalizing the segment of 3500 South from Redwood Road to I-215. The Board of Directors had actively encouraged neighborhood clean up and store front renovation with some limited success. The Board of Directors felt that unless there was some financial incentive to make needed improvements, the hope for revitalization of the area might not happen. He indicated the \$30,000.00 would be used as a matching grant for a wide range of exterior improvements including exterior lighting, signage, awnings, stucco, masonry work, paint, landscaping enhancements, façade enhancements, etc. He stated the process for receiving approval of work and a reimbursement was as follows: 1) Applicant submits an application to the Agency; 2) Granger Crossings Board of Directors reviews and approves the proposals and notifies the applicants; 3) Applicant completes the approved work and applies for a 50% reimbursement; 4) Granger Crossings Board and Redevelopment Agency staff inspects and verifies that improvements were completed as approved; 5) Applicant receives reimbursement for up to 50% of the approved costs from the Redevelopment Agency within 30 days of the reimbursement request.

Chief Executive Officer, Wayne Pyle, further reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Winder moved to approve Resolution No. 08-21, a Resolution Approving the Expenditure of Funds for the Granger Crossings Exterior Site Improvement Matching Grant Program. Mr. Rushton seconded the motion.

DRAFT

DRAFT

MINUTES OF SPECIAL RDA MEETING – AUGUST 12, 2008

-3-

A roll call vote was taken:

Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Vincent	Yes

Unanimous.

1274

RESOLUTION NO. 08-22, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH AMADO G. DIAZ TO PURCHASE PROPERTY LOCATED AT 2884 WEST LEHMAN AVENUE

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 08-22 which would approve a Real Estate Purchase Agreement with Amado G. Diaz in the amount of \$225,000.00 plus closing/broker costs to purchase property located at 2884 West Lehman Avenue.

Mr. Pyle stated the Agency desired to acquire the subject property located in the City Center Redevelopment Project Area, as it would play a key role in the renewal of the area. He further stated by owning the subject property the Agency would have control over its use and development and could insure development in accordance with the Agency and the City's vision for City Center.

The Chief Executive Officer discussed background information stating the City Center Redevelopment Plan had been adopted by the Agency in 2004 and was recently updated. He indicated the Plan involved the urban renewal of the area that included the Valley Fair Mall, the property surrounding West Valley City Hall, and the area to the west of City Hall.

Chief Executive Officer, Wayne Pyle, further reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Coleman moved to approve Resolution No. 08-22, a Resolution Approving a Real Estate Purchase Agreement with Amado G. Diaz to Purchase the Property Located at 2884 West Lehman Avenue. Mr. Nordfelt seconded the motion.

A roll call vote was taken:

DRAFT

DRAFT

MINUTES OF SPECIAL RDA MEETING – AUGUST 12, 2008

-4-

Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Vincent	Yes

Unanimous.

1275

RESOLUTION NO. 08-16, AUTHORIZE REDEVELOPMENT AGENCY TO ENTER INTO AN AGREEMENT WITH CAMBRIA PROPERTY MANAGEMENT, LLC, TO PROVIDE PROPERTY MANAGEMENT OF RENTAL DWELLING UNITS (*CONTINUED FROM SPECIAL REGULAR MEETING HELD JULY 8, 2008*)

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 08-16 which would authorize the Redevelopment Agency to enter into an Agreement with Cambria Property Management, LLC, to provide property management of rental dwelling units. Mr. Pyle advised this matter had been continued from the Special Regular Meeting held July 8, 2008.

Mr. Pyle stated the Agency had purchased the Mark IV apartments (38 units) and three houses in the neighborhood west of City Hall. The acquisition of additional residential property in this area was anticipated to continue throughout the year. He indicated the City's Housing Authority staff had been assisting in the initial rehabilitation, maintenance and management of those units, but had not been able to continue this effort with current staffing levels.

The Chief Executive Officer reported that in early 2008, the City began to acquire property in the area bounded by 3500 South Market Street, Lehman Avenue, and 2930 West (13 acre section) to accelerate the redevelopment of this area and would sell the properties to a development partner in the near future. The majority of the property being acquired contained either single or multi-family residential units. To date, one apartment complex (Mark IV) with 38 units and three homes had been purchased. Additional residential property that might be acquired included nine homes, one four-plex, one apartment complex (24 units) and a mobile home park (16 units). He indicated the management and maintenance of these units on a short-term basis was most cost effectively handled by a professional property management company.

DRAFT

DRAFT

MINUTES OF SPECIAL RDA MEETING – AUGUST 12, 2008

-5-

After discussion, Ms. Burt moved to approve Resolution No. 08-16, a Resolution Authorizing the Redevelopment Agency of West Valley City to enter into an Agreement with Cambria Management, LLC, to Provide Property Management of Rental Dwelling Units. Mr. Rushton seconded the motion.

A roll call vote was taken:

Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Vincent	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL REGULAR MEETING OF TUESDAY, AUGUST 12, 2008, WAS ADJOURNED AT 10:20 P.M., BY CHAIRMAN VINCENT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, August 12, 2008.

Sheri McKendrick, MMC
Secretary

DRAFT